



383 Prossers Road, RICHMOND, TAS 7025

Wondoomarook - A Landmark Coal River Valley Estate – First Time Offered in almost 40 Years

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130.62 hectares, 322.76 acres

Elders Rural Property Sales is proud to present **Wondoomarook**, a landmark holding and working farm in the tightly held Coal River Valley, just minutes from historic Richmond Village and easy reach of Hobart.

Offered to the market for the first time in almost 40 years, this exceptional property spans 130.62* hectares of prime agricultural land, combining scale, proven productivity and refined country living in one of Tasmania's most sought-after rural regions.

Wondoomarook has a history as a successful Angus cattle stud, produced premium wine through its **Landscape Vineyard** label and supported diverse grazing and crops such as peas, poppies, potatoes, grain and fodder crops.

Like a scene from a beautifully illustrated fairytale, the lake reveals itself first, an enchanting centrepiece that leaves a lasting impression. Beyond, a striking sandstone-gated entrance with automatic gates invites you onward, where a sweeping driveway meanders through thoughtfully landscaped gardens, gently guiding you toward the homestead. At every step, the lake's presence unfolds beside you, complemented by stunning views of Kunanyi/Mount Wellington, elevated district vistas, and the surrounding rural holdings and vineyards.

The circa 2005 built homestead has been thoughtfully designed to balance timeless character with modern family functionality, capturing the historic charm of Richmond while delivering contemporary comfort. The home offers a flexible floorplan of up to five bedrooms and multiple living zones. Formal sitting and dining rooms feature antique-style doors and period-inspired detailing, while the heart of the home opens into a spacious open-plan kitchen, living and dining area filled with natural light. The modern living space connects seamlessly to indoor and outdoor living, ideal for entertaining and everyday family life. The master suite is generously proportioned, complete with a walk-in robe and private ensuite with spa, along with a secluded porch accessed directly from the bedroom, perfect for enjoying a morning hot drink.

A separate accommodation wing provides excellent flexibility for extended family or guests, with its own access to the rear courtyard. Architecturally designed and built with quality in mind, the home features high ceilings, polished timber flooring over a concrete slab, full insulation and double-glazed windows for year-round comfort. Externally, a front verandah and dual porch areas offer multiple spaces to relax and take in the surrounding landscape. The home's U-shaped design embraces a central courtyard with views of a water fountain, opening onto established gardens, thriving vegetable beds, and just a short stroll to the lake's edge.

Wondoomarook enjoys some 300 metres of Crown reserve frontage. Perched above the river, the enchanting shelter known as **Toad Hall** offers a magical riverside escape.

Water security is a defining feature of the property, with on-farm water storage totaling approximately 115ML* across two dams, its Coal River frontage and irrigation Rights to two State Government schemes including South East Irrigation Scheme (SEIS) Stage 1 of 60 ML and SEIS Stage 3 of 5 ML. A further 10ML water allocation has been applied for through the Greater South East Irrigation Scheme (GSEIS), now under development.

Irrigation from stage 1 is pumped from the Coal River and is distributed through underground mains and hydrants to adjacent paddocks. Water from stage 3 is under pressure and is distributed separately for stock and irrigation or can be linked with the stage 1 infrastructure as required.

TYPE: For Sale

INTERNET ID: SU116014

SALE DETAILS

Offers over \$4,250,000

CONTACT DETAILS

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The dams forms an attractive lake like feature, offering both irrigation reliability and lifestyle appeal including boating, fishing and stunning water views.

The land is predominantly arable and gently undulating of sandy clay loams to alluvial river flats, and has a strong history of diverse agricultural use including grazing, cropping and vegetable production. A portion of the property is currently leased to produce organic vegetable seed, with further details available to interested parties and potential for continuation of the lease.

The property also features a boutique vineyard history, with the Landscape Vineyard of approximately 1 hectare established in 1997 and producing and bottling wine through to 2010. During this time, award-winning Pinot Noir and Riesling were produced, highlighting the region's early history of suitability for premium cool climate viticulture. Existing vines, trellising and irrigation infrastructure remain in place.

Additional improvements include a large workshop, hay shed, cattle yards and supporting farm infrastructure. Car accommodation includes a double carport along with storage rooms and garden sheds.

Positioned in the heart of the Coal River Valley, just minutes from Richmond Village and within easy reach of Hobart Airport and the Hobart, Wondoomarook offers a rare opportunity to secure a landmark rural holding combining income, lifestyle and scale and in a tightly held location.

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Key Features:

- Landmark Coal River Valley holding â## first time offered in 38 years
- Prime location near Richmond Village, 25 mins* to Hobart International Airport and 35 minutes to Hobart*.
- Proven history as a successful Angus cattle stud, produced premium wine and supported diverse grazing and cropping enterprises.
- 130.62* hectares of predominantly arable land
- Lake like dams of 115ML* holding capacity plus irrigation licences (60ML + 5ML)
- Circa 2005 homestead with up to 5 bedrooms and multiple living zones
- Sandstone gated entry with established landscaped gardens
- 1ha Landscape Vineyard with award-winning wine history
- Portion of farm leased with potential ongoing income
- Farm infrastructure including workshop, hay shed and cattle yards

For further information or to arrange an inspection, please contact your exclusive marketing agents:

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- Land Area 130.62 hectares
- Building Area: 130 hectares

TITLE/POSSESSION

Shire/District Council Clarence City









